





- Popular Location
- Spacious Living
- Garage and Driveway
- Close To Amenities
- Council Tax Band \*D\*
- Semi Detached Home
- Four Bedrooms
- Front and Rear Gardens
- Freehold
- Call For More Information





\*\* Video Tour on our YouTube Channel | <https://youtu.be/iJSfIKNWwUg> \*\*

No Onward Chain | Immediate Availability

This property has huge appeal and will make the perfect home for larger family demands. The mature semi-detached house has been lovingly improved, extended historically and now offers generous living space.

Internally the property briefly comprises to the ground floor:- entrance vestibule and hall with storage and cloaks cupboard, bright and airy lounge with bay window, generous dining room with French doors and views over the rear garden, modern kitchen with a range of fitted wall and floor units and an integrated oven and hob. There is also access to a spacious garage with utility area. To the first floor there are four good sized bedrooms; the main with fitted wardrobes and a bay window and there is a spacious family bathroom WC with three piece suite, shower over the bath and storage. There is also an additional WC.

Externally there is a lawned garden to the front and a block paved driveway leading to the attached garage. There is also a charming garden to the rear with a patio area and lawn. The house further benefits from gas central heating and double glazing.

Cresswell Avenue is set within a peaceful, residential location in Preston Village. It is a highly regarded area which is predominantly owner occupied which in turn generates an excellent community spirit. Well placed for access to good schools, public travel links and local shops. The A1058 coast road is close by so you have access to the Town Centre which is some twenty minutes' drive away. Local beaches and the Quayside are also within easy reach.

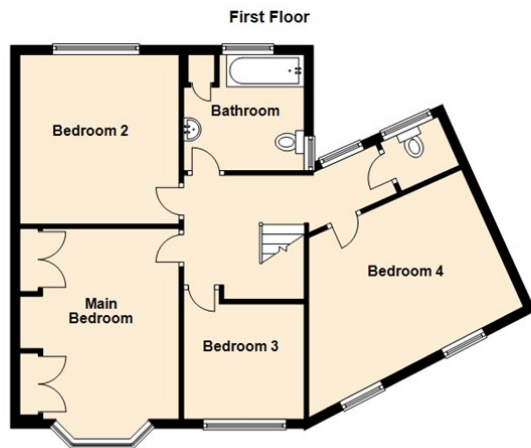
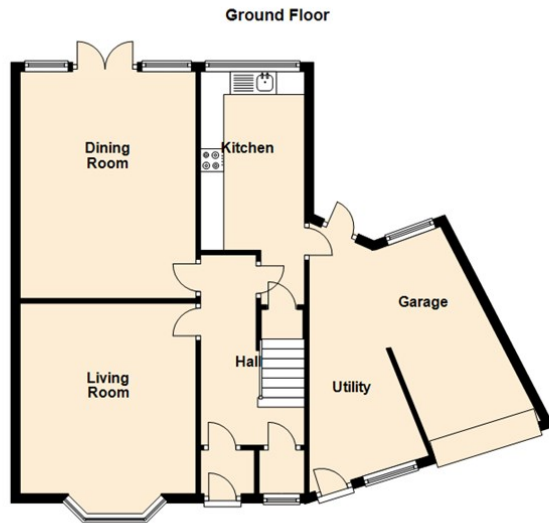
A viewing goes without saying to assess how charming this home is. For more information please call our Tynemouth branch on 0191 257 2000.

Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

Council Tax band \*D\*





## The difference between house and home

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Living Room 13'6" x 12'5" (4.13 x 3.81)

Dining Room 16'1" x 12'5" (4.92 x 3.81)


Kitchen 19'6" x 7'4" (5.95 x 2.25)

Main Bedroom 13'8" x 11'3" (4.17 x 3.45)

Bedroom Two 12'0" x 11'3" (3.67 x 3.45)

Bedroom Three 9'3" x 8'6" (2.84 x 2.61)

Bedroom Four 14'8" x 16'9" (4.48 x 5.13)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>70</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

Gosforth

0191 236 2070

Newcastle

0191 284 4050

High Heaton

0191 270 1122

Tynemouth

0191 257 2000

Low Fell

0191 487 0800

Property Management Centre

0191 236 2680



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